



**Seis Lagos Community Services Association, INC.
224 Seis Lagos Trail - Wylie, Texas 75098
972-442-3000**

Minutes of the SLCSA HOA Meeting
December 10, 2018

Board members present: Ray Nerpel (President), Kayla Hainer, Neil Dronet, Melissa Pittana, and David Stevens. Kim Overholt and Casey Stone were absent.

Call to order 7:32 p.m. by Mr. Nerpel. Pledge of Allegiance led by Mr. Nerpel.

Mr. Nerpel indicated that Residents Comments would be asked for later in the meeting after some of the discussions on community business.

Meeting Minutes

Mr. Nerpel offered motion to accept the Meeting Minutes for November; Mr. Stevens seconded. Motion passed unanimously.

Operations

ACC: The agenda and paperwork associated with actions taken in last night's meeting are on the table and also available in the HOA Office.

Community Events: Mr. Nerpel reported that the Christmas event on Friday was a success. Residents reported that we had a great turnout, lots of kids, Santa and cookies and a few dogs. Cookie exchange is tomorrow. Toys for Tots doing well but there is still time to donate; Friday, December 14th is the last day.

Operations: Hidden lake has risen so high it has blocked the spillway. SLUD has a machine that will clean out the culvert; it is under repair but as soon as it is repaired, SLUD has offered to help us and clean out the culvert.

Old Business

Mr. Nerpel reported the replacement signs for common areas, to replace those damaged by vandals, will be installed this week.

New Business

Mr. Nerpel offered the 2019 Budget for review and approval. Our Accounts Receivables are being managed well. Our 2018 Budget is all in line; we are \$60k ahead of budget (out of which will come our Clubhouse principal payment and our Capital Reserve funding). Our finances are in good shape and we will not need to increase dues. Discussion followed of the funding to early pay-off of the mortgage.

Mr. Nerpel offered a motion to approve the 2019 Budget; Mr. Dronet seconded. Motion passed unanimously.

Mr. Nerpel offered the Treasurer's Report. There were no questions or discussion.

Mr. Nerpel introduced Andy James, co-chair of the Seis Lagos ACC and Seis Lagos developer, John Spencer, who would discuss the impact of decision of the City of Lucas to withdraw from issuing permits and doing building inspections in their ETJ, which will include Seis Lagos.

Mr. James discussed his concerns asked Mr. Spencer to explain further the impact of those concerns upon our community: the quality of our buildings, resale potential and our options of inspections. After community discussion, Mr. Spencer proposed we revert to the 1986 inspection program authorized by the Seis Lagos Covenants (and as was later picked up by both Collin County and the City of Lucas.) Discussion followed of what would be involved.

Mr. Stevens offered a motion to authorize ACC co-chair, Andy James, to be our representative in our response; Mr. Nerpel seconded. Motion passed unanimously.

Mrs. Hainer left the meeting to attend the SLUD meeting.

Mr. Nerpel introduced Mitch Parga and Don McGlothlin of Republic Services who had asked to address our community of the curbside recycling options they might offer to us. Both representatives reported on the physical and financial challenges of recycling, that Republic would need a 50% or more (240 home) commitment from Seis Lagos in order to acquire another truck and the labor. Republic offered to staff a booth or some other alternative site in order to sign up Seis Lagos households. Discussion followed of ways to "get the word out" to Seis Lagos residents who want to participate.

Mr. Nerpel asked for Residents Comments on topics not already covered in the meeting. There were none.

Mr. Nerpel offered motion to adjourn; Mrs. Pittana seconded. Motion passed unanimously. Meeting adjourned at 8:31 p.m.